

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12589, of International Associates, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 4101.41 to continue the use of a parking lot in the SP District at the premises No. 10 Thomas Circle, N.W., (Square 245, Lot 833).

HEARING DATE: February 15, 1978

DECISION DATE: February 15, 1978 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is located at No. 10 Thomas Circle, N.W., at the intersection of Vermont Avenue and M Street, N.W. It is in an SP District.

2. By BZA Order No. 8805, dated August 24, 1966, the Board granted permission conditionally to the applicant to establish the subject parking lot and to operate it for five (5) years. By BZA Order No. 10828, dated July 14, 1971, the application to continue the use of the subject parking lot was dismissed without prejudice. By BZA Order No. 11109, dated January 4, 1973, the Board granted conditionally the continued use of the parking lot for five (5) years.

3. Lot 833 is approximately 78,526 square feet in area. It is the site of the International Inn. The parking lot is located at the northern end of the property and is situated atop the hotel's underground parking garage. The hotel occupies more than one-third of Square 245. The remaining uses include a number of large apartment buildings, a gasoline service station and a few small commercial establishments.

4. The subject lot has a capacity for seventy automobiles and is used exclusively for guests and visitors to the hotel.

5. The lot is bounded on two sides by public alleys. Entrance to the lot is by way of Vermont Avenue, N.W.

6. The parking lot is particularly necessary to accommodate vehicles which cannot be accommodated in the underground garage due to the low vertical clearance.

7. An inspection of the subject lot by the Municipal Planning Office, disclosed that it was in conformance with the conditions of prior BZA Order No. 11109.

8. There was no opposition at the public hearing to the granting of the application. There was a letter of record, from Eton Towers Joint Venture of 1239 Vermont Avenue, N.W., in favor of the application.

9. The Municipal Planning Office, by report dated February 10, 1978, recommended approval of the application on the grounds that the parking facility was not likely to become objectionable to nearby or adjoining property nor would it adversely affect the present character or future development of this neighborhood and the Board so finds.

10. Advisory Neighborhood Commission 2C filed no recommendation on the application.

11. The application was referred to the Department of Transportation on January 9, 1978, for its review and report. No report from the Department was received.

CONCLUSIONS OF LAW:

Based on the record the Board concludes that the continued use of this parking facility is not likely to become objectionable to nearby or adjoining property nor will it adversely affect the present character or future development of this neighborhood. The lot is relatively small, well maintained and reasonably necessary to the operation of the hotel it serves. Accordingly, it is ORDERED that the application is GRANTED SUBJECT to the following conditions:


- a. Approval shall be for a period of FIVE YEARS which shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.

- b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- c. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- g. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structures or otherwise permitted in the zoning district in which the parking lot is located.
- h. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

VOTE: 5-0 (Charles R. Norris, John G. Parsons, William F. McIntosh, Chloethiel Woodard Smith and Leonard L. McCants).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:


STEVEN E. SHER
Executive Director

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

FINAL DATE OF ORDER: 7 MAR 1978